042.0	0007	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,011,000	/	1,011,000
USE VALUE:	1,011,000	/	1,011,000
ASSESSED:	1,011,000	/	1,011,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74	-76	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOMBARD MARK/COLLEEN
Owner 2:	HOGAN MICHAEL/NANCY
Owner 3:	
Street 1:	76 WARREN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LOMBARD MARK/COLLEEN -
Owner 2:	HOGAN MICHAEL -
Street 1:	76 WARREN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2430 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4450.000	562,900	5,300	442,800	1,011,000
Total Card	0.102	562,900	5,300	442,800	1,011,000
Total Parcel	0.102	562,900	5,300	442,800	1,011,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.05 | /Parcel: 416.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 042.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,100	5300	4,450.	442,800	1,011,200	1,011,200	Year End Roll	12/18/2019
2019	104	FV	414,300	5300	4,450.	470,500	890,100	890,100	Year End Roll	1/3/2019
2018	104	FV	414,300	5300	4,450.	343,200	762,800	762,800	Year End Roll	12/20/2017
2017	104	FV	388,700	5300	4,450.	298,900	692,900	692,900	Year End Roll	1/3/2017
2016	104	FV	388,700	5300	4,450.	254,600	648,600	648,600	Year End	1/4/2016
2015	104	FV	346,700	5300	4,450.	249,100	601,100	601,100	Year End Roll	12/11/2014
2014	104	FV	346,700	5300	4,450.	204,800	556,800	556,800	Year End Roll	12/16/2013
2013	104	FV	360,600	5300	4,450.	194,800	560,700	560,700		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3601

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOMBARD MARK/CO	40537-95		8/20/2003	Family	1	No	No		
HOGAN MICHAEL R	37955-346		2/20/2003	Family	1	No	No		
HOGAN MICHAEL R	36171-223		8/20/2002	Family	99	No	No		
LEAHY CATHERINE	28612-466		5/29/1998		265,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1491	Redo Bat	16,000	C				
8/26/2013	1286	Manual	5,000	C				
7/18/2011	710	Porch	3,000					REPL FRONT PORCH F
8/27/2010	1054	Dormers	8,000					17 FT DORMER SHELL
9/23/1996	477	Manual	10,000	C				SIDING/REBUILD POR
1/27/1995	26	Manual	3,800	C				REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/9/2014	Info Fm Prmt	EMK	Ellen K
4/13/2009	Measured	197	PATRIOT
2/29/2000	Measured	268	PATRIOT
8/20/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4450		Sq. Ft.	Site		0	80.	1.24	1									442,800						442,800	

Total AC/HA: 0.10216 | Total SF/SM: 4450 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 442,800 | Spl Credit | Total: 442,800

User Acct

29695

GIS Ref

GIS Ref

Insp Date

11/18/18

!3601!

PRINT

Date	Time
12/10/20	18:48:47

LAST REV

Date	Time
04/09/19	14:27:17

apro

USER DEFINED

Prior Id # 1:	29695
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13611102
Const Adj.:	0.98000199
Adj $ / SQ:	189.276
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631090
Depreciation:	68158
Depreciated Total:	562932

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

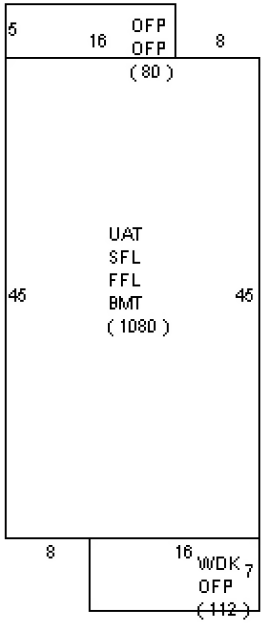
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	189.28
Special Features:	0	Val/Su Net:	144.56
Final Total:	562900	Val/Su SzAd	260.60

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	56.780	61,326
FFL	First Floor	1,080	189.280	204,419
SFL	Second Floor	1,080	189.280	204,419
OFP	Open Porch	272	22.110	6,015
UAT	Upper Attic	270	132.490	35,773
WDK	Deck	112	14.630	1,639

Net Sketched Area:	3,894			Total:	513,591
Size Ad	2160	Gross Are	4704	FinArea	2430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1922	20.95	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300